

CLIENT FIRST COLLECTIVE

ULTIMATE GUIDE TO SURREY BC

Relocation made easy.

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ABOUT ME



Alex Dunbar

REALTOR® | Listing & Relocation Specialist

Hi, I'm Alex Dunbar! I'm a Surrey Resident and Local Real Estate agent with the Client First Collective Real Estate Group, and Real Broker. I've lived in Surrey for over 30 years in various neighbourhoods and currently with my wife and soon to be newborn, and honestly couldn't imagine living anywhere aside from the lower mainland. From the parks, and local community, to the incredible distance to both Vancouver and US Border, there is no where else I'd rather call home. If you are thinking about moving to the area, first of all welcome! We made this guide just for you! In it you will find information about the area, local communities, attractions and more. We hope that you find this useful as you carefully consider your next step in life, and wish you nothing but this best!

Living in the Lower Mainland

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WELCOME HOME!



LIFE IN SURREY (MY STORY)

I grew up in the Fleetwood community of Surrey for the majority of my life, prior to moving to Cloverdale in my early 20's, then a quick stint in Langley, before deciding to move back to Cloverdale where I currently reside.

From going through the education system here, to playing for the local sports clubs, using the public transit, exploring the parks & outdoors and more, I've experienced everything the city has to offer first hand.

Having lived in Surrey for essentially my entire life, I've seen the city go through changes both good and bad. It has grown tremendously and there's a lot to love but also a lot to look out for and that's why I'm here to guide you to making the best decision for you!

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I have always been passionate about serving and educating others. I could be doing anything but I chose to sell real estate because what better way is there to make a real difference in someone's life than by helping in the process of buying or selling a home? This is one of the most important financial decisions of most people's lives and I am dedicated to making it as enjoyable, efficient, and stress free as possible.

Prior to obtaining my real estate license, I completed a Bachelor of Science degree, specialized in Kinesiology, from Simon Fraser University. Although I am no longer pursuing a formal education, I consider myself a life student as I am always looking to learn and improve in all aspects of my life. University has equipped me with several tangible skills which strongly transfer and support being a great REALTOR®.

Growing up, living and working in Surrey for over 30 years has allowed me to become extremely knowledgeable of the city and its surrounding areas. Over that period of time, I have come to see the community grow and blossom as a whole.



I am extremely tech savvy and bring a strong marketing presence to the team. This will ensure that your house is seen by as many potential buyers as possible and will guarantee you get maximum compensation for your home. Additionally, the systems and processes I have implemented into our business model allow our communication with you to be flawless throughout the process.

I bring a new perspective to the team as I understand the changing interests and preferences of those young and old. Technology is continuously changing and if you don't adapt, you'll soon be left behind. I embrace these changes, however, I still believe that nothing can replace real human connection which is why I strive to understand your needs, act from a place of empathy and integrity, and personalize my service to you at the highest level.

Finding the right home makes all the difference. The importance of loving your home cannot be understated as this is the place that you will create a lifetime of memories. Growing up in such a home truly helped shape me into the person I am today. That's why I'm so passionate about helping you find the perfect home!



A BRIEF OVERVIEW



ABOUT SURREY

The City of Surrey is one of 21 municipalities in Metro Vancouver in British Columbia, Canada. We are located on the Lower Mainland on the south side of the Fraser River and share a border with the USA. Within Metro Vancouver, Surrey is the largest city in land area, and second most populous city.

Surrey is comprised of urban areas as well as significant agricultural and rural areas. The City is also one of the fastest growing, culturally diverse cities in Canada. We are a forward thinking, globally recognized leader in building vibrant, sustainable communities through technology and innovation.

Our combination of entrepreneurial approach, big city resources and remarkable growth have given us opportunities to build an accessible and sustainable city where people can live, visit, work and play.

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Parks

The City of Surrey supports active living with our wide variety of parks, greenways, bike routes, nature trails and walkways.

From the giant second growth forest at Green Timbers Urban Forest, to the shoreline views at Crescent Beach and the playground and gardens at Bear Creek Park, there are tons of things to do in each of Surrey's 250 parks.

Recreation

Each community in Surrey offers recreation opportunities including gyms, fitness classes, weight rooms, arenas, pools and athletic fields – all within accessible, world-class recreation facilities.

Arts & Culture

Visual and performing arts contribute to Surrey's character, community life and economic development. The Surrey Arts Centre, Surrey Art Gallery, Surrey Civic Theatres and Public Art promote and support the City's diverse cultural communities.

Surrey also boasts a vibrant Heritage Services that celebrates Surrey's history. Experience living history at Historic Stewart Farm, see artifacts of Surrey's past and diverse present at Museum of Surrey or use the Surrey Archives to explore historic photos and documents. Discover Surrey's Arts and Culture.

Major Events

City of Surrey hosts several major events throughout the year:

- Party for the Planet
- Surrey Canada Day
- Surrey Fusion Festival
- Surrey Tree Lighting Festival

Growing Economy

The City of Surrey is committed to developing a complete community that balances a high-quality living environment with a diverse, vibrant and sustainable local economy. Our strong economy generates a wide range of stable jobs for Surrey residents, supports a robust and stable tax base to fund essential community services, and provides wide access to consumer goods, services and business investment opportunities.

Surrey enjoys many advantages that will enhance its economic position within the region, including excellent transportation links, the emergence of City Centre as the metropolitan centre of the South of Fraser area, a large skilled labour force, abundant agricultural lands, a growing University District and Metro Vancouver's largest vacant industrial land inventory.

These factors attract both local and international businesses to join the ranks of the fastest growing economy in the G7 countries. Our state-of-the-art infrastructure, low business taxes, qualified talent and ever-expanding innovation ecosystem gives businesses the optimal environment for success. Our metropolitan transformation is creating opportunities for innovative thinkers and forward-thinking companies.

NARROWING IT DOWN



LET'S TALK COMMUNITIES

The city of Surrey is made up of 6 major communities which can be even further broken down into different neighbourhoods, offering a wide variety of both rural and urban settings.

In this guide we, will first cover an overview of each community showing which neighbourhoods reside within each and some of the key characteristics that make each community unique.

Later in the guide, we will cover the top 7 neighbourhoods in Surrey, but first, you need to get a better understanding of the city as a whole. So let's explore the pros & cons of each of the broader communities first.

A map of the Guildford area showing the locations of Whalley, Fleetwood, Newton, Cloverdale, and South Surrey. Whalley is highlighted with a dashed white border.

- **Whalley**
- **Guildford**
- **Fleetwood**
- **Newton**
- **Cloverdale**
- **South Surrey**

The map displays the Fraser Valley region in British Columbia, Canada. A red 'X' marks the location of Port Kells, situated between Walnut Grove and Fort Langley. The map shows various municipalities and areas, including Bolivar Heights, Fraser Heights, Surrey, Guildford, Port Kells, Walnut Grove, Fort Langley, Willoughby Heights, Langley City, and others. Major roads like Highway 1, Highway 10, and Highway 17 are also shown. The map is color-coded by municipality, with different colors representing different areas. The Fraser River is visible on the right side of the map, flowing into the Pacific Ocean. The map also shows the border between Canada and the United States at the bottom.

Whalley

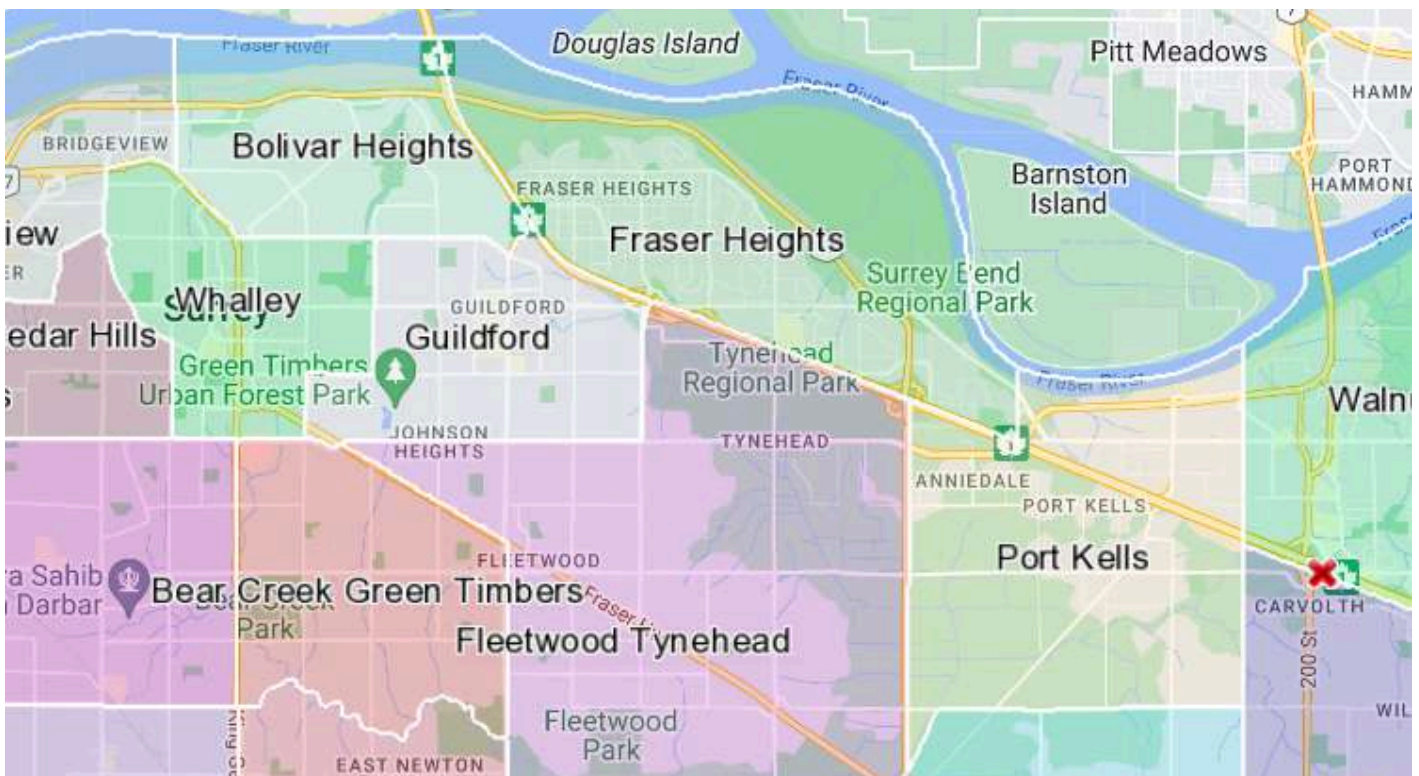
- Whalley
- Bolivar Heights
- Cedar Hills
- Bridgeview
- Royal Heights



One of Surrey's oldest neighbourhoods, Whalley surrounds City Centre in North Surrey. It features Bear Creek Park with the nearby Surrey Arts Centre, as well as Whalley Athletic Park. Whalley is home to emerging commercial and residential high rises. Here you will also find research facilities, a bustling transit hub, and plenty of walkable shopping centres.

Guildford

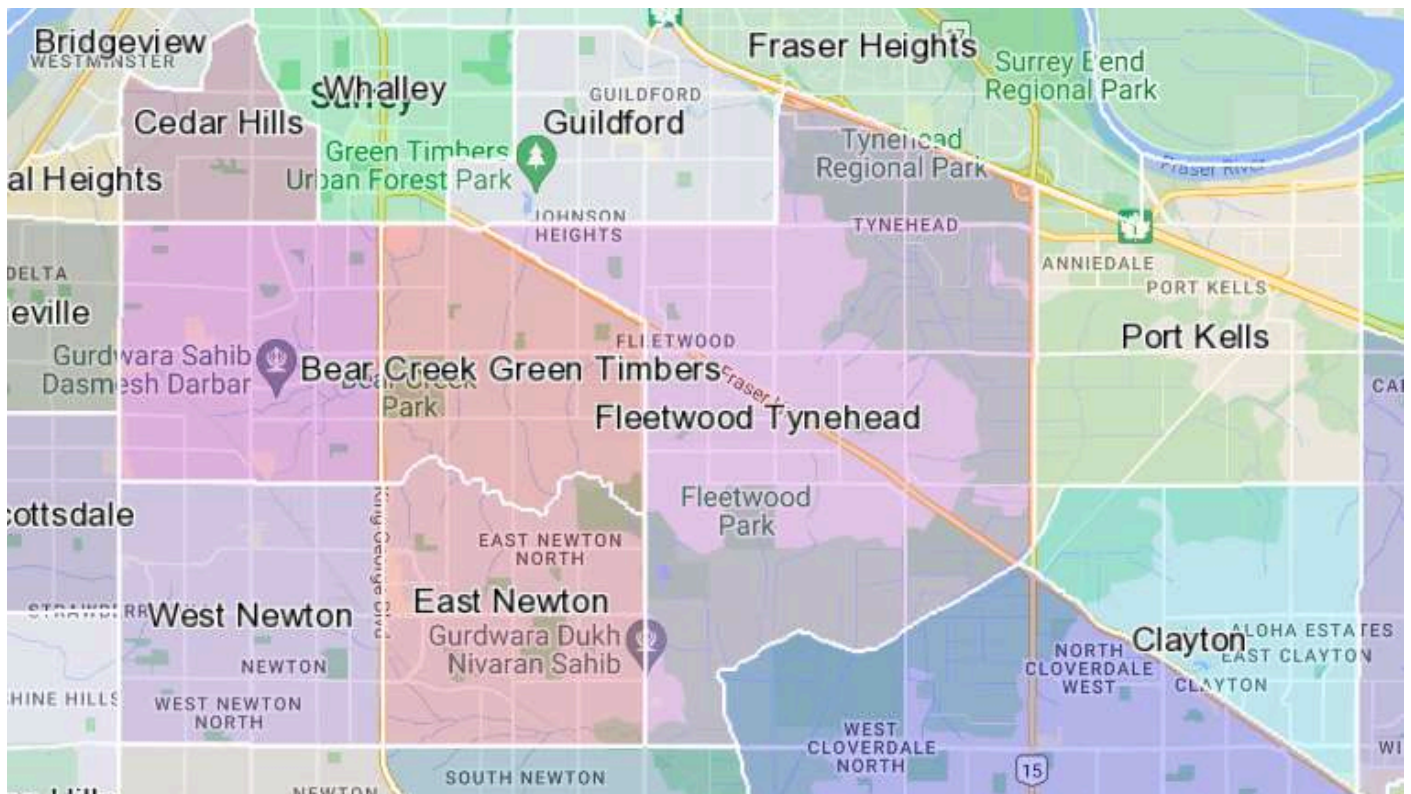
- Guildford
- Bolivar Heights
- Fraser Heights
- Port Kells



Located east of Whalley, Guildford is a growing residential neighbourhood. In Guildford you will find two large recreation centres & the 2nd largest shopping centre in the province, Guildford Town Centre. It's all supported by plenty of restaurants and nature trails. Also, enjoy views of the Port Mann Bridge and the Fraser River along the northern edge of the community.

Fleetwood

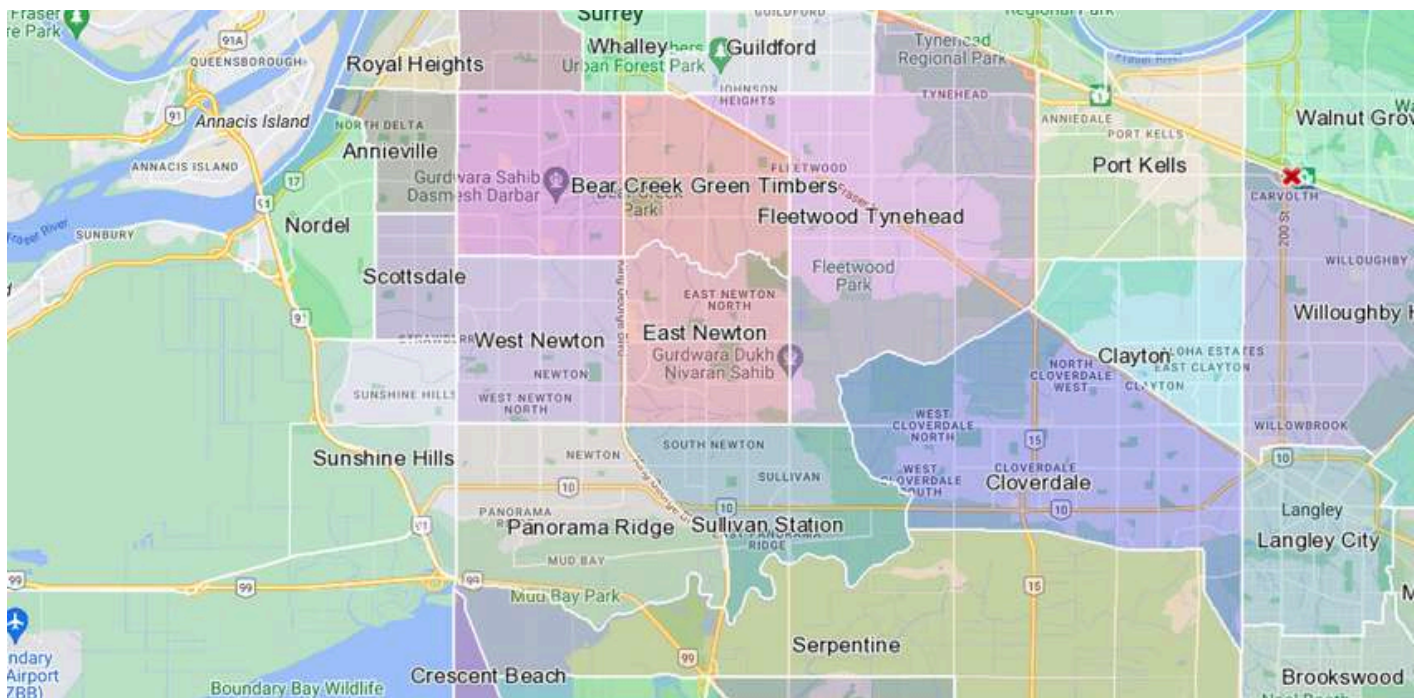
- Fleetwood Tynehead
- Bear Creek Green Timbers



Centrally located, Fleetwood is Surrey's newest town centre. This primarily residential neighbourhood has plenty of parks, restaurants, shopping, and recreation. Fleetwood is home to the Fleetwood Community Centre and the Surrey Sport & Leisure Complex. Fleetwood Park is also nearby, featuring beautiful gardens and a walkable labyrinth.

Newton

- East Newton
- West Newton
- Panorama Ridge
- Sullivan Station
- Queen Mary Park

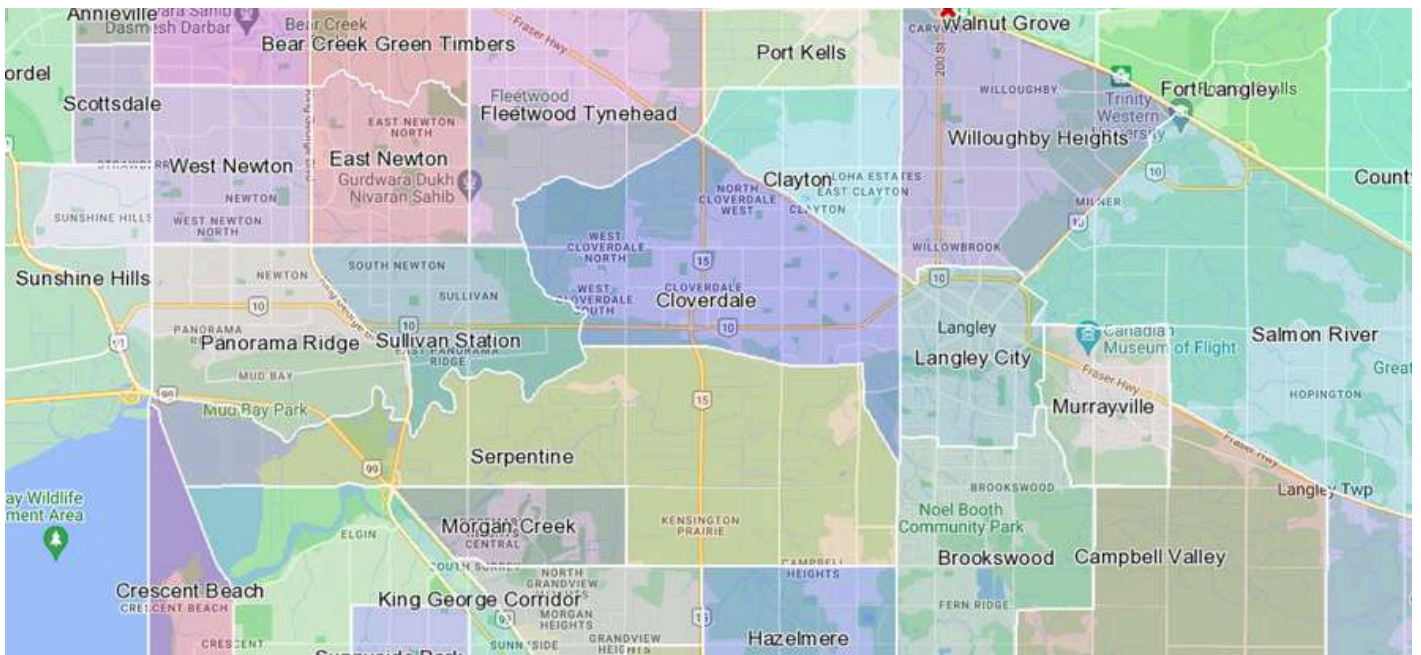


Newton is a culturally diverse community and is the most populous town centre in Surrey. Here you will find the Newton Cultural Centre, Newton Seniors Centre, and the future Newton Community Centre.

Newton is also home to the Bell Performing Arts Centre, a large accessible playground & coastal views. Each year, more than 400,000 visit Newton for one of the largest Vaisakhi Parades outside India.

Cloverdale

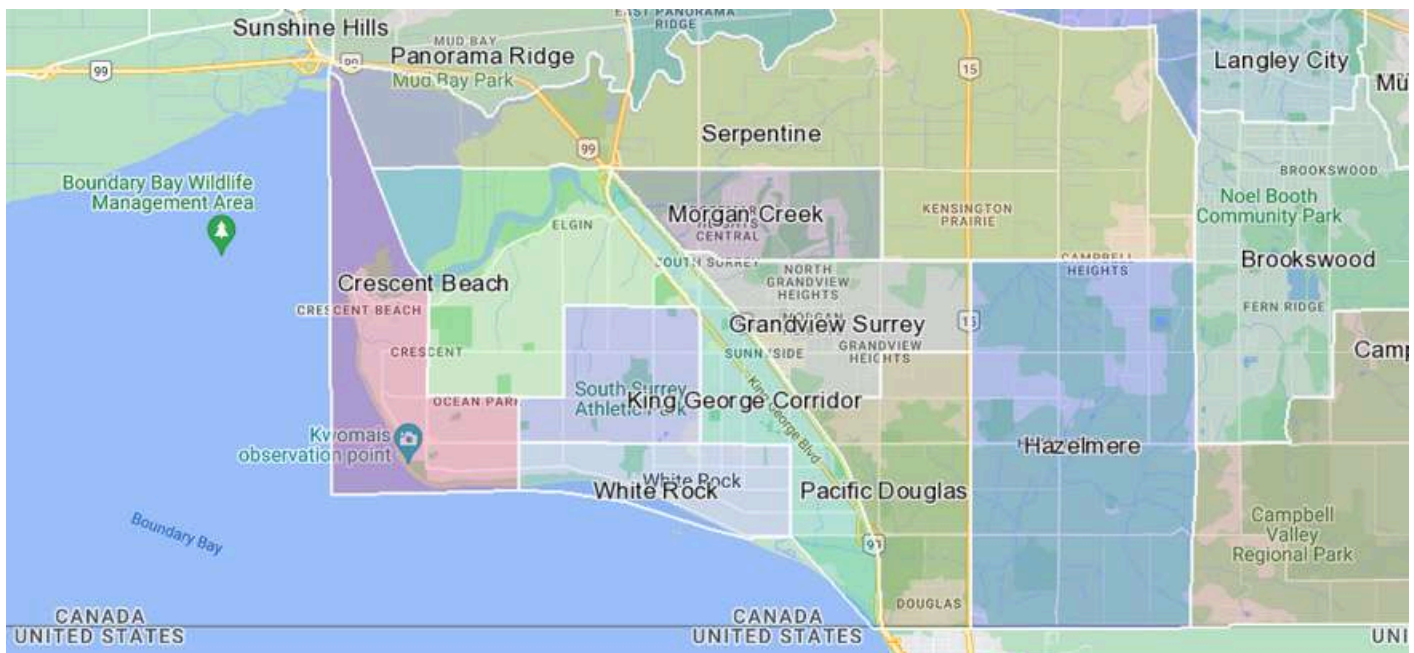
- Cloverdale
- Clayton
- Serpentine



A mix of historic and newer neighbourhoods, Cloverdale is where the past and future meet. In Cloverdale you will find the Museum of Surrey, a historic main street, and athletic parks. The community is also home to the annual Cloverdale Rodeo and Country Fair. It also hosts Western Canada's biggest Canada Day celebration.

South Surrey

- Grandview Heights
- Morgan Creek
- King George Corridor
- Sunnyside Park
- Crescent Beach
- Ocean Park
- Hazelmere
- Pacific Douglas



South Surrey offers amazing coastal and mountain views. In South Surrey you will find Crescent Beach, tall trees, and two border crossings to the United States. South Surrey is full of artists, watersport enthusiasts, and athletes who frequent the South Surrey Athletic Park. You'll also find plenty of heritage sites in the area, including Historic Stewart Farm.

TOP 7 NEIGHBOURHOODS



BEST AREAS TO LIVE

In this part of the guide, we have hand picked our top 7 favourite neighbourhoods in Surrey and will be going over the pros & cons of each and what makes them so great.

- | | |
|----------------------------|-----------------------------|
| 1. Cloverdale | 5. Morgan Creek |
| 2. Fraser Heights | 6. Grandview Heights |
| 3. Fleetwood | 7. Sunnyside |
| 4. Sullivan Station | |

If there is a neighbourhood that is not in this guide you have questions about, reach out to us directly and we'd be happy to fill you in!





CLOVERDALE & CLAYTON

CLOVERDALE





IMPORTANT STATISTICS

HOUSING COSTS	BENCHMARK PRICES
	Single-Family Detached \$1,531,200
	Townhouses \$874,700
	Condos/Apartments \$607,400
AMENITIES	
	<ul style="list-style-type: none">• Cloverdale Fairgrounds• Cloverdale Recreation Centre• Historic Downtown Cloverdale



Pros

- Location
- Historic Charm
- Amazing Restaurants
- Great Parks
- Community Events
- Lower Home Prices

Cons

- Limited Public Transit
- Lack of Parking (Clayton)

Known for its rich heritage and vibrant annual events like the Cloverdale Rodeo, Cloverdale merges historic charm with modern suburban living, making it a unique and family-friendly neighbourhood.

FRASER HEIGHTS

GUILDFORD



IMPORTANT STATISTICS

HOUSING COSTS



AMENITIES



- Cloverdale Fairgrounds
- Cloverdale Recreation Centre
- Historic Downtown Cloverdale

BENCHMARK PRICES

Single-Family Detached

\$1,822,300

Townhouses

\$961,400

Condos/Apartments

\$580,000



Pros

- Close to Highway
- Scenic Views
- Quiet Residential Area
- Great Parks
- High-Quality Schools

Cons

- Higher Home Prices
- Isolation from Surrey
- Lack of Amenities
- Limited Options for Condos and Townhouses

Nestled near the Fraser River with spectacular views of the mountains, Fraser Heights offers an upscale community with spacious homes and excellent schools, ideal for families looking for a peaceful yet connected environment.

FLEETWOOD

FLEETWOOD



IMPORTANT STATISTICS

HOUSING COSTS



BENCHMARK PRICES

Single-Family Detached

\$1,645,400

Townhouses

\$893,400

Condos/Apartments

\$604,000

AMENITIES



- Fleetwood Park
- Fleetwood Community Centre
- Surrey Sport & Leisure Complex



Fleetwood Station

Located at 160 St and Fraser Highway



Pros

- Central Location
- Recreational Opportunities
- Amazing Restaurants
- Great Parks & Golf Courses
- Community Events
- Good Public Transit

Cons

- Rapid Development
- Lack of Condos
- Traffic

Fleetwood combines residential comfort with plentiful amenities, including parks, golf courses, and recreation facilities, making it a sought-after location for active families and retirees alike.

SULLIVAN STATION

NEWTON



IMPORTANT STATISTICS

HOUSING COSTS



BENCHMARK PRICES

Single-Family Detached
\$1,658,400

Townhouses
\$893,100

Condos/Apartments
\$679,400

AMENITIES



- The Shops at Panorama Village
- Goldstone Park
- YMCA of Greater Vancouver



Pros

- Central Location
- Community-Oriented
- Modern Infrastructure
- Educational Facilities

Cons

- Ongoing Construction
- Dependency on Cars
- Traffic
- Lack of Historical Charm

Sullivan Station is a rapidly growing neighbourhood known for its mix of traditional and contemporary homes, community-focused living, and convenient access to shopping and public transportation.

MORGAN CREEK

SOUTH SURREY



IMPORTANT STATISTICS

HOUSING COSTS



BENCHMARK PRICES

Single-Family Detached
\$2,147,100

Townhouses
\$969,100

Condos/Apartments
\$674,000

AMENITIES



- Morgan Creek Golf Course
- Morgan Creek Park
- Southpoint Exchange Mall



Pros

- Luxury Living
- Golf Course
- Low Crime Rate
- Scenic and Peaceful
- Strong Community Bonds

Cons

- High Home Prices
- Dependency on Vehicles
- Lack of Amenities
- Limited School Options

Offering luxury living with its prestigious golf course and upscale residences, Morgan Creek caters to those seeking an exclusive lifestyle in a beautifully landscaped environment.

GRANDVIEW HEIGHTS

SOUTH SURREY



IMPORTANT STATISTICS

HOUSING COSTS



BENCHMARK PRICES

Single-Family Detached

\$2,050,500

Townhouses

\$993,200

Condos/Apartments

\$659,700

AMENITIES



- Grandview Corners Shopping
- Grandview Heights Park
- Grandview Heights Aquatic Centre



Pros

- Proximity to Highway
- Urban Amenities
- Transportation Links
- Diverse Housing Options
- Close to Beaches
- Near US Border

Cons

- Ongoing Development
- Loss of Green Space
- Densification
- Increasing Property Prices
- Traffic Congestion

Once a rural area, Grandview Heights is transforming into a vibrant urban center with new schools, shopping districts, and modern housing developments, appealing to young professionals and families.

SUNNYSIDE

SOUTH SURREY



IMPORTANT STATISTICS

HOUSING COSTS



BENCHMARK PRICES

Single-Family Detached
\$1,717,800

Townhouses
\$1,032,100

Condos/Apartments
\$598,700

AMENITIES



- Sunnyside Acres Urban Forest
- Semiahmoo Shopping Centre
- South Surrey Recreation & Arts Centre



Pros

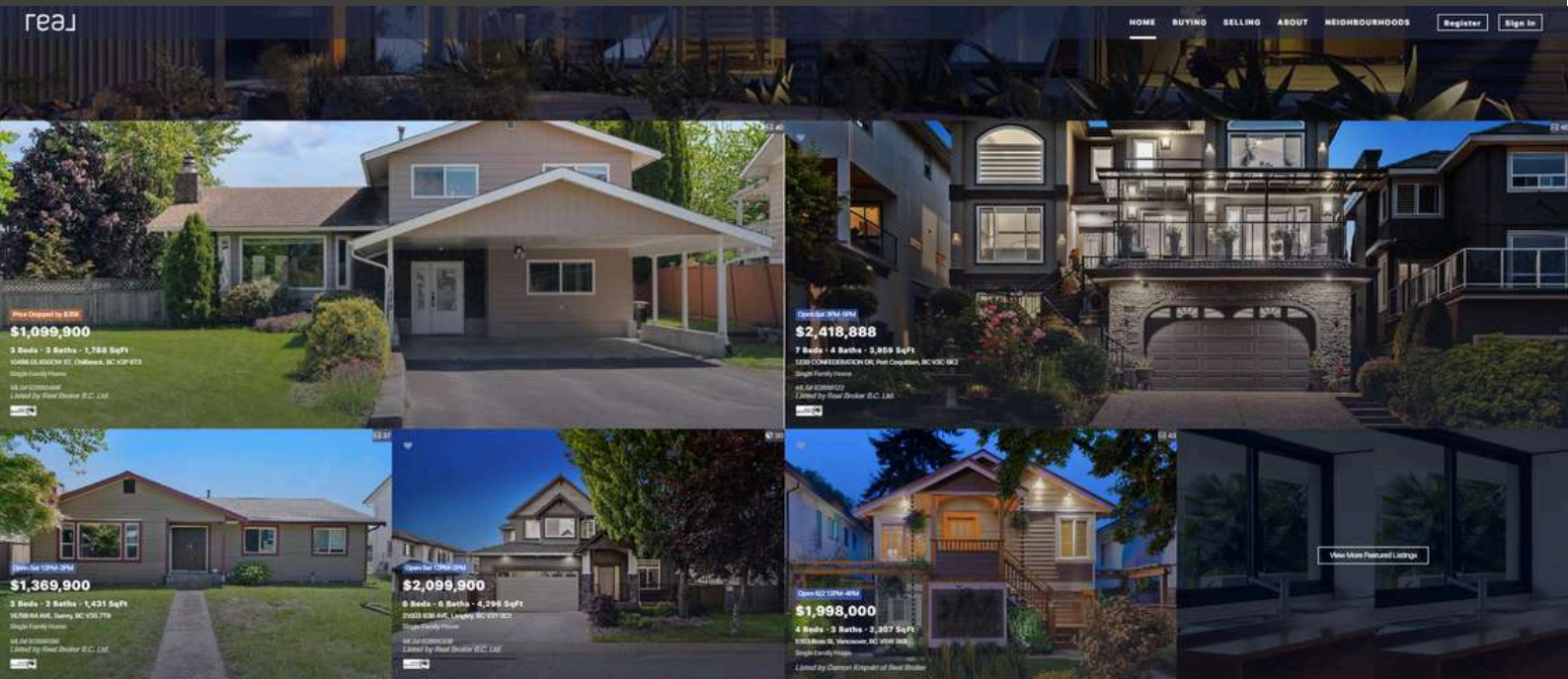
- Proximity to Beaches
- Excellent Education
- Community Feel
- Good Local Amenities
- Excellent Schools
- Quiet Residential Atmosphere

Cons

- High Home Prices
- Limited Public Transportation
- Traffic During Peak Seasons

Sunnyside is a quaint and cozy neighbourhood within South Surrey, known for its excellent schools, community parks, and close proximity to White Rock's beaches, making it a charming place for family life.

FINDING HOME



YOU ARE ONE STEP CLOSER...

Of course, we know that finding a home is much more than finding the right school district and low crime rate, but we hope that the information in this guide is a good starting point to get you heading in the right direction towards your next move. There are some other great areas in the area that we didn't go over, like Langley and Maple Ridge to name a few, but in general you can expect much of the same information for these towns.

Great schools, low crime, and a beautiful location are the hallmarks of what can only be described as one of the best places to live in the entire country, if not the world. We truly hope that you reach out to us once the time comes to make the move, and we can't wait to help!

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☎ 604-314-5418

Surrey Relocation

COMPLETE CHECKLIST




- ☐ Research Different cities & Neighbourhoods
- ☐ Contact Local Real Estate Agent & Schedule Introductory Meeting
- ☐ Get Pre-Approved by a Local Mortgage Broker
- ☐ Create a Wishlist for your Home Search
- ☐ Have Agent Set up a Property Search
- ☐ Plan a Visit Prior to the Move to Drive Through Neighbourhoods
- ☐ Narrow Down Neighbourhoods (top 3)
- ☐ Pick your Favourite Properties
- ☐ Your Agent Will Schedule Viewings (in person or virtual)
- ☐ Write an Offer on the Home & Negotiate
- ☐ **Accepted Offer:** Now it's the Subject Removal Period
- ☐ Schedule a Home Inspection
- ☐ Finalize Financing with Mortgage Broker (if required)
- ☐ Arrange for Property Insurance
- ☐ Remove Subjects & Submit Deposit
- ☐ Hire a Lawyer or Notary for Conveyancing
- ☐ Schedule & Plan for Moving Day
- ☐ **Closing Day:** Meet with your Lawyer or Notary to Finalize the Transaction
- ☐ **Possession Day:** Get Keys to your New Home & Move In. Welcome Home!

Don't hesitate to reach out to us if you need anything. We know moving is a LOT both physically and emotionally, and we have a number of local companies and resources we can recommend to make your move easier!

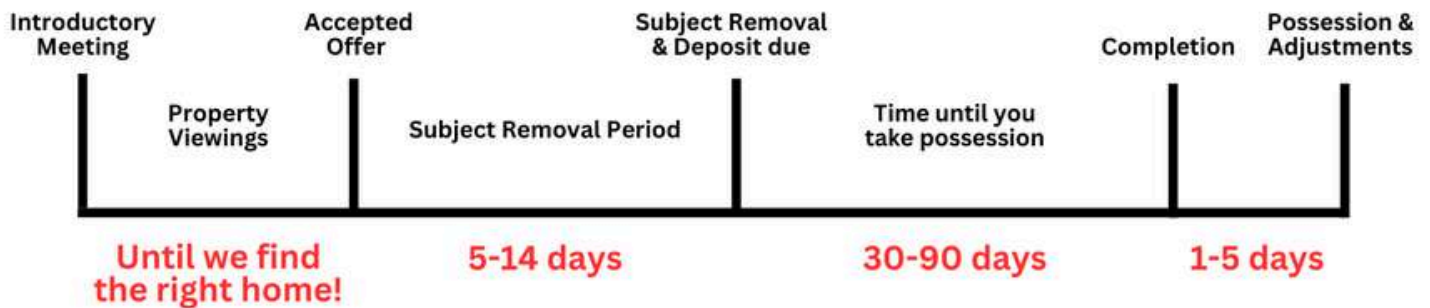


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THE ROAD TO BUYING A HOME



1. Introductory Meeting
2. Get Pre-Approved
3. Do Your Research
4. Create a Wishlist
5. Start Search Online
6. Property Viewings
7. Make an Offer
8. Subject Removal
9. Deposit is Due
10. Hire a Lawyer
11. Completion Date
12. Possession Date



THE NEXT STEPS



Book a Call with Me

[Schedule 30 Minute Zoom Call](#)



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[Search for Homes](#)



Join Our Facebook Group

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Get a Mortgage Pre-Approval

[Online Pre-Approval Application](#)